PLANS/PLATS ON FILE

FILE DESC: D-19 / D018

PLANS/PLATS 3

CITY OF ALBUQUERQUE
TRANSPORTATION DEPARTMENT

City Engineers

MEMO

TO: ~~Billy Goolsby~~ Dan Hogan, C.E. - Hydrology DATE: 29NOV'84

FROM: Jim Milton (x4700)

SUBJECT: E-72-227-1 (D 19) - Barstow at North Pino Arroyo

Attached, for information, is a copy of our comment on the above case for EPC hearing 20 Dec'84.

29NOV'84

11/29/84

Billy Goolsby,
we are doing drainage work in this area let me know if you need anything.
Dan Hogan

PLANNING & PROGRAMMING DIVISION

DEPARTMENT: TRANSPORTATION DEPARTMENT

THE FOLLOWING CASES ARE TO BE HEARD
BY THE ENVIRONMENTAL PLANNING COMMISSION

Z-72-227-1

BOB COLE

First Hartford Realty Corporation requests Site Development Plan Approval for Tract A, Unit 5, Cherry Hills Subdivision, zoned C-1, located east of Wyoming Boulevard, between the Public Service Company easement and the North Arroyo del Pino, containing approximately 15.4 acres. (D-19)

The angle of intersection of the entrance to Barstow Street does not meet City standards and must be revised. (This may affect the location and/or orientation of the 10,000 sq.ft. building). The access to Barstow must provide for two lanes exiting and one lane entering the site. No access to Barstow can be permitted immediately south of the North Pino Arroyo due to street grade and sight-distance restrictions. Site grading adjacent to this segment of Barstow should be coordinated with the City Engineer's Office for compatibility with a future Barstow Street bridge over the North Pino Arroyo. The location of the loading area for the 62,000 sq.ft. building will cause conflicts with traffic on the access way south of this building. Also, truck access for this loading area will be difficult. The straight-line access from Barstow to Wyoming thru this site should be revised to discourage shortcutting and to reduce potential traffic speeds. See the Traffic Engineer's comments on access to Wyoming Boulevard.

Z-77-110-1

CYNTHIA BORREGO

Ray Houston, agent for Mountain Bell, requests Site Development Plan Approval for a Public Utility Facility for Lots O-1 through O-5, Volcano Cliffs Subdivision, Unit 1, zoned O-1, located on the southeast corner of Atrisco and Montano Roads, N.W., containing approximately 1.26 acres. (E-10)

[redacted] Atrisco Rd (Unser Blvd) is planned as an access-controlled principal arterial. Therefore, access to this site must be from Montano Road. The proximity of this site to the Atrisco / Montano intersection precludes a median opening on Montano Road to serve this site. Thus, access to this site will be via right-in / right-out from Montano Rd. (JPM).

SD-78-1-7

RANDY TRAYNOR

Herbert M. Denish and Associates, Incorporated, agents for AmeriWest Corporation, request an amendment to the Academy/Eubank/Tramway Sector Development Plan to allow commercial and office development for Lots K-1, K-2, L-1, L, O, M, and N, located on the north side of Academy Road, on both sides of Lowell Street, N.E. (E-22)

Z-84-147

Robert Torres, agent for Saint [illegible] Inc.

DRAINAGE INFORMATION SHEE.

PROJECT TITLE: Wyoming & Harper Shopping ZONE ATLAS/DRNG. FILE #: D-19/D18 new

LEGAL DESCRIPTION: Tract A-A Unit S-A Loma Del Norte

CITY ADDRESS: Wyoming NE north of Harper

ENGINEERING FIRM: Tom Mann & Assoc Inc CONTACT: Tom Mann

ADDRESS: 811 Dallas NE PHONE: 265-5611

OWNER: Hartford Corp CONTACT: Ken Mashburn

ADDRESS: One Loop One NW PHONE: 897-2223

ARCHITECT: Dyer-McClernon CONTACT: Pat McClernon

ADDRESS: 1401 Fifth NW PHONE: 242-5219

SURVEYOR: Tom Mann CONTACT:

ADDRESS: PHONE:

CONTRACTOR: Unk CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

___ YES
✓ NO
___ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED
NOV 20 1984
HYDROLOGY SECTION

DRB NO. 84-795
EPC NO. Z-72-227-1
PROJ. NO. ____

No comments going to EPC
channel stability and approved study graded for Barton

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT
___ DRAINAGE PLAN
✓ CONCEPTUAL GRADING & DRAINAGE PLAN
___ GRADING PLAN
___ EROSION CONTROL PLAN
___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
✓ SITE DEVELOPMENT PLAN APPROVAL
___ FINAL PLAT APPROVAL
___ BUILDING PERMIT APPROVAL
___ FOUNDATION PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 11/20/84

BY: Tom Mann

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

January 8, 1985

Mr. Thomas Mann
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: CONCEPTUAL GRADING & DRAINAGE PLAN FOR WYOMING & HARPER NEIGHBORHOOD SHOPPING CENTER (D-19/D18) RECEIVED NOVEMBER 20, 1984

Dear Tom:

I have reviewed the referenced submittal and forward the following comments:

1. The hydraulics associated with the Pino Arroyo will need to be provided along with the analysis to show the arroyo has the capacity.
2. Analysis for channel stability will need to be provided since this site is adjacent to an unimproved arroyo.
3. The hydraulics for the emergency spillway and the 12" pipe need to be provided.
4. Why is the runoff being controlled?
5. How will the outlet structure affect the arroyo? Will it cause a decrease in capacity at that section? How will the arroyo and the outlet structure be protected against erosion?
6. City approved street grades will be required for Barstow.
7. How will the future arroyo crossings for Wyoming and Barstow impact this site?

Should you have any questions or comments, please call me at 766-7644.

Cordially,

Billy J. Goolsby

Billy J. Goolsby, C.E.
Design Hydrology Section

BJG/bsj

811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5611

Engineers Tom Mann Associates, Inc.

40401
March 7, 1985

RECEIVED
MAR 11 1985
HYDROLOGY SECTION

Billy Goolsby
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Grading and Drainage Plan - Wyoming and Harper Neighborhood Shopping Center (D-19/D18)

Dear Billy:

I have received your letter dated January 8, 1985, concerning the conceptual grading and drainage plan for the subject project. Since your comments did not materially affect the site, the owner has asked us to proceed with the final grading and drainage plan. A copy of the final grading and drainage plan is enclosed for your review and comment.

This letter addresses the items referenced in your letter of January 8, 1985.

1. According to the drainage plan prepared for the Pino Arroyo by Resources Technology Incorporated, there is approximately 880 cfs flow in the channel at the present time. Our project is not adding any flow to the channel until the very end at Wyoming. Because of this, I do not believe we are affecting the hydraulics of the channel.

2. There has been an attempt to stabilize this arroyo with check structures. The project I am working with has not disturbed any of the existing arroyo banks. The banks appear to be relatively stable at this time, and the flows in the channel are low for a channel of this size. Because of this, I do not believe that slope stability is a major concern. In addition, the buildings have been set at least 25 feet from the property line which provides a large amount of earth between the channel and any building.

3. The hydraulics for the emergency spillway have been added to the drawings. The 12-inch drainpipe was deleted.

4. The runoff will not be controlled. It will be routed through a pond to allow the nuisance water time to percolate and to dampen the peaks on major flows.

5. There is an existing concrete-lined section in the arroyo adjacent to Wyoming. A drainage channel enters from the north. We have designed our pond outlet/drainage channel to enter the structure in a manner similar to the existing facilities. We believe that the flows are similar for each structure and that the concrete protection will be sufficient for the water being released.

6. Barstow is already constructed, therefore I do not believe street grades are necessary.

7. A future crossing at Barstow will not affect the center. There are no driveways in the vicinity of the crossing structure and, therefore, I do not think that the street would interfere with the site. As previously stated, our last entrance at Wyoming is far enough from the street that we do not believe any future construction would affect the project. At present, there is already a structure under Wyoming, and I have no knowledge of City plans to increase that structure.

Hopefully this will answer your questions. If it does not answer them, please do not hesitate to call.

Sincerely,

TOM MANN & ASSOCIATES, INC.

Thomas T. Mann, Jr., P.E.
President

TTM:ra

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

D19-D7
Lona del Norte

April 8, 1985

Thomas Mann
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: CONCEPTUAL GRADING & DRAINAGE PLAN FOR WYOMING & HARPER NEIGHBORHOOD SHOPPING CENTER (D-19/D18)
RECEIVED MARCH 11, 1985

Dear Tom:

I have reviewed the referenced submittal dated March 11, 1985, and forward these comments:

1. Please indicate where section 3-3 is shown on the plan.

2. Analysis for channel stability will need to be provided for the Pino Arroyo. Please address the bank stability, erosion, channel velocity, existing improvements, and any other data required to show bank stability.

If you have any questions or comments regarding this project, please call me at 766-7644.

Cordially,

Carlos A Montoya

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

April 25, 1985

Tom Mann
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: CONCEPTUAL DRAINAGE PLAN FOR WYOMING & HARPER
NEIGHBORHOOD SHOPPING CENTER (D-19/D18)
RECEIVED MARCH 11, 1985

Dear Tom:

I have made a field trip to the site and reviewed the previous files for the Pino Arroyo. After reviewing these facts, I still believe that the engineer must address channel stability because of the following:

1. The city ordinance requires that channel stability be addressed for proposed developments.
2. The present drop structures in arroyo are non-functional.
3. The City never accepted the design nor the construction of the drop structures.
4. Bank erosion is apparent in the arroyo and the slopes of the existing banks are extremely steep.
5. The erosive channel soils require a channel stability analysis.

If you have any questions or comments regarding this project, please call me at 766-7644.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj

RESUBMITTAL

DRAINAGE INFORMATION SHEET

4040

PROJECT TITLE: Harper & Wyoming shopping Center ZONE ATLAS/DRNG. FILE #: D-19 / D18

LEGAL DESCRIPTION: Tract A-1 Unit 5-A Loma del Norte

CITY ADDRESS: Harper & Wyoming NE

ENGINEERING FIRM: Tom Mann & Assoc CONTACT: Tom Mann

ADDRESS: 811 Dallas NE PHONE: 265-5611

OWNER: First Hartford CONTACT: Nick Black

ADDRESS: One Loop One PHONE: 897-2223

ARCHITECT: Pat McClernon CONTACT: Pat McClernon

ADDRESS: PHONE:

SURVEYOR: Tom Mann CONTACT:

ADDRESS: PHONE:

CONTRACTOR: Unknown CONTACT:

ADDRESS: PHONE:

RECEIVED
24
JUN 1985
HYDROLOGY SECTION

PRE-DESIGN MEETING:

✓ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

X GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

X SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

X BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

X See Carlos Montoya letter dated 4/25/85 ~~Final chemical Treatment scheme~~ [illegible]

DATE SUBMITTED: 4/24/85

BY: Tom Mann

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

7/5/85

D19-D18

Wyoming & Harper

1. CUT OFF WALL - ENTIRE REAR
2. NOTE ON PLAN ACCEPTING the maintenance responsibility FOR THE portion OF DEVELOPMENT not protected by CUT-OFF-WALL.
3. S.D.19 / W.D. FOR RUNDOWN
4. NO FINANCIAL guarantee required for cut-off-wall
5. NO ENCROACHMENT AGREEMENT required.
6. Covenant for cut-off-wall on private required
7. NO OBJECTION TO SITE PLAN SIGN-OFF. TUESDAY. (APPLICANT WILL NEED AMEND SITE FOR MINOR changes)
8. NO OBJECTION TO FOUNDATION PLAN SIGN-OFF. Attach COPIES OF PROPOSED PLAN WITH CONST. PLANS
9. AN APPROVED DRAINAGE PLAN REQUIRED FOR BUILDING PERMIT SIGN-OFF.

7/5/85

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE

REF. NO._____

July 18, 1985

TO: Denise Wilcox, Administrative Asst.; Engineering Division

FROM: Fred J. Aguirre, P.E., Design Hydrology Section *for Fred*

SUBJECT: SUBDIVISION IMPROVEMENTS AGREEMENT - WYOMING-HARPER SHOPPING CENTER

DRAINAGE REPORT STATUS

	Approved	Disapproved
Preliminary Plat	/X/	/_/
Site Development Plan	/X/	/_/
Building Permit	/_/	/X/

DRB STATUS (DRB-84-795)

	Approved	Deferred
Preliminary Plat	/X/	/_/
Infrastructure Listing	/_/	/_/

COPIES ATTACHED

DRB Minutes	/_/
Drainage Report letter	/_/
Infrastructure Listing	/_/

ADDITIONAL COMMENTS:

1. Building Permit has not been approved;
2. Need covenant, Subdivision Improvement Agreement;
3. Type of improvement changes:
   a. No soil stabilization;
   b. Need a concrete rundown.

FJA/bsj

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

July 19, 1985

Mr. Tom Mann
Tom Mann & Assoc.
811 Dallas NE
Albuquerque, N.M. 87110

RE: DRAINAGE PLAN FOR HARPER AND WYOMING SHOPPING CENTER (D19-D18) Dated 7/8/84
RECEIVED JUNE 24, 1985

Dear Mr. Mann:

Prior to Building Permit sign-off the following items need to be completed.

1. Subdivision Improvement Agreement.

2. Covenant to build cut off wall.

As per our conversation the top of the retaining wall should be at the same elevation as the existing North Pino Arroyo bank.

Sincerely,

Carlos A. Montoya

Carlos A. Montoya
City/County Flood Plain Admin.

CAM/cl

FIRST HARTFORD REALTY CORPORATION
MANCHESTER • CONNECTICUT

SOUTHWEST REGIONAL OFFICE
11500 MENAUL N.E., SUITE C, ALBUQUERQUE, NEW MEXICO 87112
(505) 292-0900

December 3, 1985

Mr. Fred Aguire, P.E.
Design Hydrology Section
City of Albuquerque
123 Central Ave. NE
Albuquerque, New Mexico 87102

RECEIVED
DEC 0 5 1985
HYDROLOGY SECTION

RE: Shopping Center at
Harper & Wyoming

Dear Fred,

It is our understanding that because the proposed cut-off wall to be constructed along the South side of the North Pino between Barstow and Wyoming will be on private property, a Subdivision Agreement with the City is not necessary.

Accordingly, as suggested we are submitting a Drainage Covenant Agreement only, in the form proposed by the City as required by your letter of July 19, 1985.

We have been advised that with this submission you are prepared to sign-off on the plans necessary for the issuance of our building permit.

Thank you for your assistance and cooperation

Very truly yours,

Nicholas J. Black
Vice President

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

January 16, 1986

Tom Mann
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: PHASING PLAN FOR WYOMING & HARPER NEIGHBORHOOD SHOPPING CENTER (D-19/D18)

Dear Mr. Mann:

This is to inform you that different contractors are requesting building permits for specific buildings in the referenced shopping center.

We are releasing the Building Permit, however, upon request of Certificate of Occupancy, we do not have an approved Phasing Plan which will allow separate Certificates of Occupancy to be released.

If you have any questions, call me at 766-7644.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Andy's Restaurant
Harper/Wyoming Shopping Center ZONE ATLAS/DRNG. FILE #: D19-D18

LEGAL DESCRIPTION: Tract A-A Unit 5A Loma Del Norte

CITY ADDRESS: Harper & Wyoming NE

ENGINEERING FIRM: Tom Mann & Assoc CONTACT: Steve Schroll
ADDRESS: 811 Dallas NE PHONE: 265-5611

OWNER: First Hartford CONTACT: Nick Black
ADDRESS: One Loop Plaza PHONE:

ARCHITECT: Kells & Craig CONTACT: Jonathan Craig
ADDRESS: 912 Roma NW PHONE: 243 2724

SURVEYOR: Not available CONTACT:
ADDRESS: PHONE:

CONTRACTOR: Not available CONTACT:
ADDRESS: PHONE:

RECEIVED
JUN 19 1986
HYDROLOGY SECTION

PRE-DESIGN MEETING:
X YES
___ NO
___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____
EPC NO. _____
PROJ. NO. D19-D18

TYPE OF SUBMITTAL:
___ DRAINAGE REPORT
X DRAINAGE PLAN (Revision)
___ CONCEPTUAL GRADING & DRAINAGE PLAN
___ GRADING PLAN
___ EROSION CONTROL PLAN
___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:
___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
___ SITE DEVELOPMENT PLAN APPROVAL
___ FINAL PLAT APPROVAL
X BUILDING PERMIT APPROVAL
___ FOUNDATION PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
___ OTHER _____ (SPECIFY)

Note Revisions to accomodate restaurant @ Southwest corner of the site.

DATE SUBMITTED: 6/18/86
BY: Steve K. Schroll

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

July 8, 1986

Tom Mann
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR ANDY'S RESTAURANT (WYOMING & HARPER SHOPPING CENTER) (D-19/D18) RECEIVED JUNE 19, 1986

Dear Mr. Mann:

The above referenced plan, second revision date June 1986, is approved.

Please be advised that the plan does not indicate p[illegible]sing, therefore, at inspection we will issue one Certificate of Occupancy.

If you have any questions, call me at 766-7644.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj

D19-D18

ROSWELL MALL, INC.
11500 Menaul, NE
Suite "C"
Albuquerque, NM 87112

July 28, 1986

City of Albuquerque
One Civic Plaza
Albuquerque, NM 87102

Attn: Rick Duran

RE: BAG & SAVE - Albuquerque
7120 Wyoming

Gentlemen:

This letter will serve as documentation that Roswell Mall, Inc. acknowledges that damages incurred to city roadways as a result of incomplete drainage facilities on the above referenced project will be the responsibility of the undersigned. The above will be limited to damages caused as a result of excess water draining into roadways.

Sincerely,

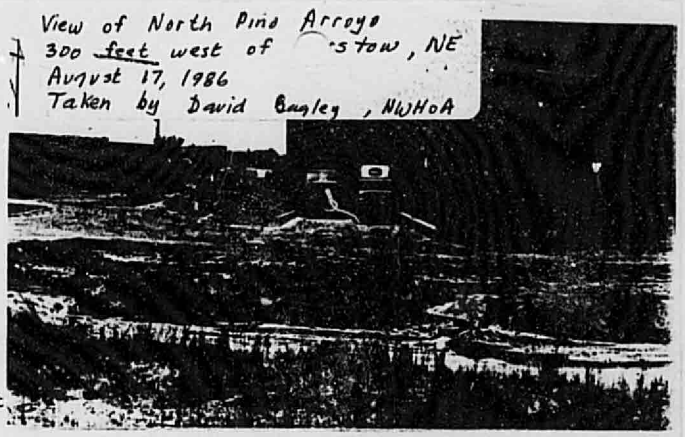
ROSWELL MALL, INC.

Ken Mathews V.P. Const.
Title

POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

RECEIVED
AUG 26 1986
HYDROLOGY SECTION

View of North Pino Arroyo
300 feet west of Barstow, NE
August 17, 1986
Taken by David Bagley, NWHOA



Mr. Fred Aguirre
Hydrology Division
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Subject: Water Runoff Int

Dear Mr. Aguirre:

It has come to my attention that the Del Norte Parkade shopping center located at Wyoming and Harper, NE may have a potential site plan violation.

The area of concern is site water runoff into the North Pino Arroyo at a point directly north of the Furr's Food Emporium, about 300 feet west of Barstow, NE. The enclosed photo, taken August 17, 1986, shows the results of a recent runoff.

The site plan calls for site drainage into the arroyo only at the northwest corner of the site. The NWHOA is very concerned about this break in the arroyo, since we have had yard damage from the arroyo in previous years. The NWHOA recommends immediate replacement of the arroyo's south wall, preventing further water drainage into the arroyo at this point, and possible damage to our neighborhood.

Additionally, the site continues to drain onto Wyoming Blvd. from the north entrance to the center. The most recent rain caused several inches of mud to be deposited onto Wyoming, running several hundred feet north, two lanes wide. If the center could simply cut a temporary swale to channel runoff into the arroyo, the problem wouldn't reoccur.

The NWHOA requests you to take prompt action to resolve a potentially serious hazard to our neighborhood. Should you have any further questions, please contact me at 846-5347.

Sincerely,

David Bagley

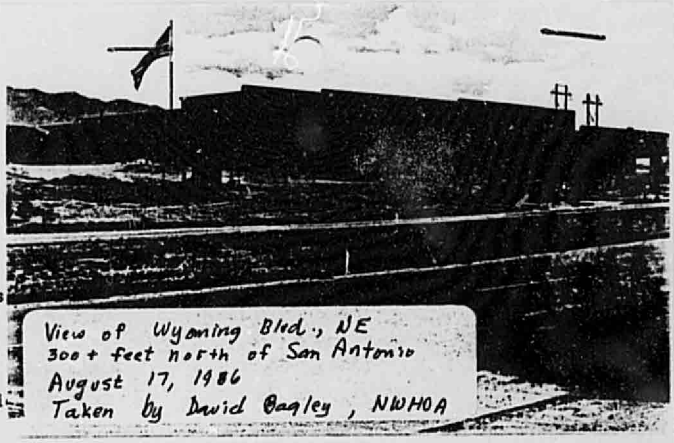
David Bagley, Chairman

NWHOA105

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

RECEIVED
SEP 03 1986
HYDROLOGY SECTION

NORTH



Mr. Ron Hassett
Traffic Engineering Divis
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Subject: Traffic Congesti

Dear Mr. Hassett:

I would like to take this opportunity to thank you for your prompt action with the installation of "No Parking" signs on Barstow, NE. The signs instantly corrected the parking condition caused by Furr's Bag and Save store during their extended opening.

It is my opinion that, as the rest of this shopping center opens, the parking on-site will again be overcrowded. Currently, Furr's continues to fill almost all the lot.

There is another continuing problem requiring attention. Site drainage has not been completed and heavy rains are causing mud run-off onto Wyoming at the Northwest corner of the lot. Two recent rains caused mud several inches deep on Wyoming, running several hundred feet north, two lanes wide. The enclosed photo shows mud paths down onto Wyoming, taken August 17, 1986. If the center could simply cut a temporary swale to channel water into the arroyo, the problem wouldn't reoccur.

Thanks for your assistance. Should you have any further questions, please contact me at 846-53?7.

Sincerely,

David Bagley

David Bagley, Chairman

NWHOA104

AUG 27
ENGINEER
of Albuquerque

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 11, 1986

David Bagley
North Wyoming Homeowners
Association Inc.
8247 Ruidoso RD. NE
Albuquerque, N.M. 87109

Dear Mr. Bagley:

In response to your letters dated August 23 & 25, 1986 I contacted Roswell Mall representative Frank Long about your concerns. He advised me that paving along the northwest parking area and north service road is scheduled to commence the week of Sept. 22. Concerning the sediment in the Wyoming Blvd. right-of-way, Roswell Mall has been cleaning the street periodically. In reference to the south bank of the arroyo Mr. Long advised me that the retaining wall along the arroyo behind The Food Emporium is scheduled to be constructed when the pavement goes in.

Ultimately, completion of the above mentioned items should clear up your concerns. Your patience and understanding during interim construction would be appreciated.

If you have any further concerns, please feel free to call me at 764-1699.

Thank you,

Richard L. Duran
Drainage Inspector

RLD/cl

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 768-7644

January 6, 1987

Nicholas J. Black
Hartford Center, Inc. General Partner
Del Norte Associates
11500 Menaul Boulevard, NE Suite C
Albuquerque, New Mexico 87112

RE: DRAINAGE COMPLAINT ON WYOMING & HARPER NEIGHBORHOOD SHOPPING CENTER (D-19/D18)

Dear Mr. Black:

We have received frequent complaints concerning the following problems on Wyoming. First, sediment is being released from the shopping center onto Wyoming. We are requesting that the improvements in the shopping center be made to eliminate this problem. Till the improvements are constructed, it is the shopping centers responsibility to remove the sediment and maintain this condition. Second, runoff in the street is being ponded by the sediment. These pools of water ice up in the morning, causing a public safety violation.

Attached to this letter is your committment to maintain sediment and drainage on your property and to accept liability for damages.

We released a temporary Certificate of Occupancy in July with the understanding that the sediment problem would be controlled. As of this date we have received constant complaints from the local residents.

Because public safety is involved, we request that this problem be corrected within five (5) working days. If this situation is not corrected within specified time, we will process this problem through the City Legal Department.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

cc: David Bagley
Tom Mann, P.E.
Ken Marble, V.P. Const.

Attachment: Letter dated 7/28/86

CAM/bsj

RECEIVED
JAN 15 1987
HYDROLOGY SECTION

NORTH WYOMING HOMEOWNERS ASSOCIATION, Inc.
8247 RUIDOSO RD., NE
ALBUQUERQUE, NM 87109

January 13, 1987

Mr. Richard L. Duran, Drainage Inspector
Public Works Department
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Subject: Water Runoff From Neighborhood Shopping Center,
7120 Wyoming Blvd., NE

Dear Mr. Duran:

This letter will be a follow-up to our phone call of January 5, 1987. In that call, we discussed water runoff onto Wyoming Blvd. Also discussed was a possible grading problem in the rear of the shopping center. Please refer to to attached pictures for reference.

Picture "A" was taken January 4, 1987. Location was Wyoming Blvd., NE, north of San Antonio, NE. Picture shows both lanes and sidewalk covered with water and ice, from center (1) to Curry Rd. (3), causing a public safety violation. Also visable is sediment in gutter blocking drains into arroyo (2).

The water runoff problem was attended to on January 5, 1987 and had ceased by January 6, 1987. Small channels have been shoveled through the sediment runoff on Wyoming Blvd., allowing limited drainage into the Pino Arroyo. The sediment still remains, however, and will probably cause future blockage into the arroyo until cleared away. This same situation has occured at least four times over the past six months. Each time the sediment flowed onto Wyoming Blvd., from the shopping center to Curry Rd., a full block north, causing extremely dangerous conditions on a major city aterial. The sediment remained until cleared away by City road crews, <u>not the shopping center</u>. No reasonable attempt has been made on the center property to prevent future rains from flooding onto the road.

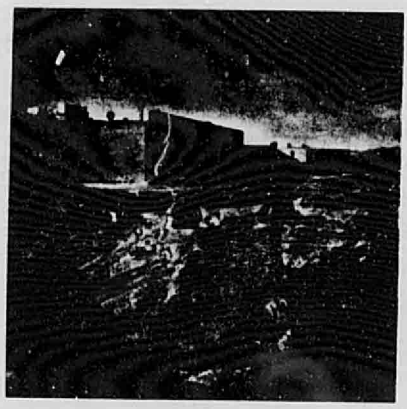
Picture "B" was taken January 4, 1987. Location was North Pino Arroyo, west of Barstow Rd., NE, behind the Furr's Food Emporium. Picture shows a three foot grade elevation from (1) to (2).

All runoff from the center is to be channeled to a point at the NW corner of the lot, but it appears that ponding may occur in this area. Point (1) is about three feet below any surrounding point, including point (2) directly west. There is no visible means of water drainage, except into the arroyo, a zoning violation. Expecting that the center will erect a wall, ponding may occur at this point, to a depth of three feet, a public safety hazard.

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.



A



B

Our Association has been patient for over six months, waiting for these conditions to be corrected. We have seen nothing but delays, excuses and reasons why things aren't finished. We request that you take immediate steps to force the center to correct these problems, or revoke the Certificate of Occupancy until conditions are corrected. Should you have any further questions, please contact me at 846-5347.

Sincerely,

David Bagley

David Bagley, Chairman

cc: C. A. Montoya, Public Works

NWHOA108

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

March 16, 1987

Jimmy Rittenberry
Mex-Tex Realty Company
4105 West 45th Street
Amarillo, Texas 79109

RE: CERTIFICATE OF OCCUPANCY FOR WYOMING & HARPER NEIGHBORHOOD SHOPPING CENTER (D-19/D18)

Dear Mr. Rittenberry:

Prior to Certificate of Occupancy release, the following items need to be addressed:

1. Please address if the cutoff wall south of the Pino Arroyo was built. The detail is shown on Sheet 1 of 2 of the drainage plan. The purpose of this cutoff wall was to protect the development from the Pino Arroyo.

2. Please remove the broken curb and gutter on the south bank of the Pino Arroyo.

3. There is erosion potential from runoff between the concrete channel and pavement. The area in question is upstream of the channel that enter the Pino Arroyo.

If you have any questions, call me at 768-2650.

Cordially,

Carlos A. Montoya

Carlos A. Montoya, P.E.
C.E./Hydrology Section

cc: Art Lujan
Tom Mann

CAM/bsj

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

April 27, 1987

Neil Ellis
First Hartford Realty Corporation
685 Parker Street
Manchester, Connecticut 06040

RE: CERTIFICATE OF OCCUPANCY FOR WYOMING & HARPER NEIGHBORHOOD SHOPPING CENTER (D-19/D18)

Dear Mr. Ellis:

After a field visit to the site, we require the following items prior to Certificate of Occupancy release:

1. The shopping center drains to a driveway at Wyoming Boulevard and west of the shopping center buildings. Part of these flows drain to Wyoming Boulevard and not to the concrete rundown. Please direct all flows to the concrete channel which enters the Pino Arroyo.

2. Please submit some written documentation that the Pino Arroyo cut-off wall was constructed. The cut-off wall is at the north property line.

If you should have any questions regarding these requirements, please call me at 768-2650.

Cordially,

Carlos A. Montoya

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

cc: Rick Duran

CAM/bsj

Address 7120 WYOMING NE Engr/Arch Tom Mann & Assoc.
Plans Approved 12-4-85 Cond.
Comments: 019-018

Inspection Requested Contractor
Appr. Disappr. 30 Day Temp.
Comments:

Address 7120 WYOMING Engr/Arch Tom Mann & Assoc.
Plans Approved 1-16-86 Cond.
Comments: 019-018

Inspection Requested Contractor
Appr. Disappr. 30 Day Temp.
Comments:

Address 7120 WYOMING NE Engr/Arch Tom Mann & Assoc.
Plans Approved 1-28-86 Cond.
Comments: D9-D18

Inspection Requested 6-26-86 Contractor
Appr. Disappr. 6-26-86 30 Day Temp. 7-28-86
Comments: ASPHALT IN PARKING AREA NOT IN,
7-28 STILL NEED ASPHALT & RETAINING WALL AT
EAST & NORTH SIDE OF BLDGS.

Address 7120 WYOMING Engr/Arch Tom Mann & Assoc.
Plans Approved 9-4-86 Cond.
Comments: D9-D18

292-0900
Inspection Requested Contractor LYLE STEELY
Appr. Disappr. 30 Day Temp.
Comments:

7-25-86	INSPECTION REQUESTED FOR 30-DAY TEMP. C.O. TO OPEN UP FOOD EMPORIUM
7-28-86	INSPECTION CONDUCTED - IT WAS NOTED ON INDEX CARD THAT RETAINING WALL WAS NOT IN AND ASPHALT AT NORTH AND EAST OF SITE WAS STILL LACKING. RELEASED 30-DAY TEMP. C.O.
8-29-86	COMPLAINT LETTERS RECEIVED - FIELD INSPECTION CONDUCTED AND COMPLAINANT CONCERNS VERIFIED. SPOKE WITH FRANK LONG (SUPERINTENDANT) AT SITE AND ADVISED THAT ASPHALT WORK & RETAINING WALL CONSTRUCTION WOULD COMMENCE WEEK OF 9-22-86. HE ALSO ADVISED THAT SEDIMENT PROBLEM IN WYOMING WOULD BE TAKEN CARE OF. (SEE LETTER DATED 9-11-86).
12-10-86	30-DAY TEMP. C.O. EXTENSION REQUESTED. CONDUCTED ADVISED CONTRACTOR TO CLEAN

D19/D18

DRAINAGE COVENANT

86 5733

0 473

THIS COVENANT made this 16th day of January, 1986, by and between the City of Albuquerque, a municipal corporation, (City) and Del Norte Associates (Owner, which term successors and assigns).

RECITAL

The Owner is owner of certain real property located at 7120 Wyoming, N.E. 87109 in Albuquerque, New Mexico, (the Property) and more particularly described as follows:

Tract A-A of Unit 5A, Loma Del Norte Addition

RECEIVED
JAN 21 1986
HYDROLOGY SECTION

That pursuant to City ordinances, regulations, and other requirements, Owner is required to install and/or maintain certain drainage facilities on the Property, and the parties wish to provide for an agreement as to the obligations and responsibilities for same.

DESCRIPTION OF FACILITIES

The following facilities are to be constructed and/or maintained by the owner:

Cut-off wall adjacent to the south side of the Del Pino Arroyo running from Barstow to Wyoming (approximately 1650 feet). The wall shall be 1 foot wide, 6 feet in depth filling a trench of 8-10 feet in depth, with the top 2-4 feet of the trench to be top-controlled fill. The wall shall be made of soil cement using a 178 lb/cu. yd. of material "2 sack mix").

CONSTRUCTION OF DRAINAGE FACILITIES

The Owner shall construct said drainage facilities in accordance with standards, plans, and specifications prescribed and approved by the City.

MAINTENANCE OF FACILITIES

The Owner shall, at his cost in accordance with the standards, plans, and specifications prescribed by the City, maintain said drainage facility. The City shall have the right to enter periodically upon the Property to inspect the drainage facility.

FAILURE TO COMPLY AND LIEN

In the event that the Owner shall fail to construct the drainage facility in accordance with standards, plans, and specifications prescribed and approved by the City or fail to adequately maintain said facilities, the City shall give the Owner notice in writing to construct, correct, or maintain said facilities, and if the Owner fails to comply therewith within 90 days, the City may enter upon said property to perform the necessary construction or maintenance. The cost of the City's performing such construction or maintenance shall be paid by the Owner. In the event the Owner fails to pay said cost within thirty (30) days after being billed for same, the City may file a lien against the Property.

LIABILITY

The City shall not be liable for any damages to the Owner resulting from its construction, modification, or maintenance of said facilities.

NOTICE

The written notice provided for herein shall be accomplished by mailing same to:

Hartford Center, Inc., General Partner
Del Norte Associates
11500 Menaul, N.E. Suite C
Albuquerque, New Mexico 87112

The Owner may change said address by giving written notice, certified mail, return receipt requested, to the City Engineer, City Hall, at 505 Marquette Street, Albuquerque, New Mexico, 87103.

INDEMNIFICATION AND HOLD HARMLESS

The Owner agrees to defend, indemnify, and hold harmless, the City, its officials, agents and employees from and against any and all claims, actions, suits, or proceedings of any kind brought against said parties for or on account of any matter arising from the drainage facility provided for herein or the Owner's failure to construct, maintain, or modify the drainage facility under this Covenant.

COVENANT RUNNING WITH THE PROPERTY

The obligation of the Owner set forth herein shall be binding upon the Owner, his heirs, and assigns, and the property of the Owner as described herein and will run with said property until released by the City.

ATTEST:

City Clerk

OWNER: Del Norte Associates, a New Mexico Limited Partnership by Hartford Center, Inc., its General Partner

By: Nicholas Black
Nicholas J. Black

Title: Vice President

RECOMMENDED:

CAM City Engineer

Approved As To Form

City Attorney

Date: 1/9/86

REVIEWED BY THE LEGAL DEPARTMENT:

Assistant City Attorney

CITY OF ALBUQUERQUE

Chief Administrative Officer

ACKNOWLEDGEMENTS

0 475

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this _____ day of _____, 1985, by _____, _____, _____, _____ (Name of Officer) (Title) (Name of Corporation) (State of Incorporation) corporation, on behalf of said corporation.

_____
Notary Public

My Commission Expires:

_____

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 3rd day of December, 1985, by Nicholas J. Black, Vice President of Hartford Center Inc., (Name of Acknowledging Partner or Partners) on behalf of Del Norte Associates, a New Mexico Limited Partnership. (Name of Partnership)

Beverly A. Estep
Notary Public

My Commission Expires:
October 25, 1989

OFFICIAL SEAL
BEVERLY A. ESTEP
NOTARY PUBLIC-STATE OF NEW MEXICO
Notary bond filed with Secretary of State
My Commission Expires October 25, 1989

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me by _____ on this _____ day of _____,

_____
Notary Public

My Commission Expires:

_____

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD
1986 JAN 20 PM 3:37
Mar 3137 PG 473-475
LOUIS C. WALLER
CLERK & RECORDER

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 16th day of January, 1986, by Dine Romo, Chief Administrative Officer of the City of Albuquerque, municipal corporation, on behalf of said corporation

Elizabeth A. Marquez
Notary Public

My Commission Expires:
January 21, 1989

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

Public

CITY OF ALBUQUERQUE
DRAINAGE COMPLAINT REPORT

ZONE ATLAS ..... DATE 6-21-96 ..... COMPLAINT REPORT NO. D19-C5 ..... PRIORITY .....

Location San Antonio 1/4 Wyoming ..... Sheet ..... of .....

Reported by David Barney ..... Phone 846-5347

Address .....

Taken by Rob ..... Date 6-21-96

COMPLAINT (1) Sediment Entering Wyoming From Nan Sanding Center (2) Fr South Channel Has Breached Behind Bank & Sand .....

.....

.....

.....

Referred to Rob .....

INVESTIGATION—CAUSE (1) Sediment Entering Into Wyoming From Sanding Center. Reason Man Is Responsible For Cleaning Up And Has Been Doing So. (2) Retaining Wall Along South Side Of Channel Is Incomplete Under Construction .....

Recommendation Advise Contractor To Finish Sanding Center Parking And Retaining Wall. This Should Clean Up Both Conditions .....

Investigated by Rob ..... Date 9-5-96

ACTION TAKEN Advised Contractor By Phone & In Person, Mail, Fax & Letter .....

.....

..... Taken by RK Date .....

FOLLOW UP .....

..... Taken by ..... Date .....

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

Ken

RECEIVED
JUN 25 1987
HYDROLOGY SECTION

CHANGE ORDER

ROSWELL MALL, INC.

685 PARKER STREET - MANCHESTER, CONNECTICUT 06040

TO: FRANKLIN'S EARTHMOVING INC.
2424 JEFFERSON N.E.
ALBUQUERQUE NM 87110

CHANGE ORDER NO: b TO
SUBCONTRACT NO.: 1202
(Please use this # on all correspondence relative to this project)

PROJECT: DEL NORTE SHOPPING PARKADE
ALBUQUERQUE, NM

DATE: AUGUST 13, 1985

COST ITEM NO.:

PROJ. NO.:

Subject to terms and conditions of the Contract (Subcontract No. 1202) entered into on MAY 13, 1985 between ROSWELL MALL, INC. and FRANKLIN'S EARTHMOVING INC. and any written authorized additions thereto, you are authorized to proceed with the additional work as described below in connection with your work on the above project.

b) This increase in the Contract Price is for the following:

Relocate building pad and truck dock for Furrs.	$ 1,029.00

SUMMARY OF CONTRACT AMOUNT

ORIGINAL CONTRACT AMOUNT	$ 75,818.28
a) Furnish and install all soil cement cutoff wall	27,506.00
b) Relocate building pad and truck dock for Furrs.	1,029.00
NEW TOTAL CONTRACT AMOUNT	$ 104,353.28

= 28535.

This is in reference to the cutoff wall at the NORTH SIDE OF THE DEL NORTE PARKADE AT 7120 WYOMING BLVD. N.E.

RECEIVED
JUN 25 1987

Since billing is submitted upon completion, I think this shows the wall to have been erected as planned.

amount quoted for cutoff wall & ramp.

This amt. equals the total submitted for payment on 9-17-86. by Franklins earthmoving.

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

FRANKLINS EARTHMOVING INC.
P.O. BOX 3009
ALBUQUERQUE, NM
87190

SEP 23 1986

RECEIVED
SEP 24 1986

POSTED
SEP 30 1986

ROSWELL MALL, INC.
685 PARKER STREET
MANCHESTER, CN
6040

* INVOICE *
No.8620115 , 09-17-86
Our Job No. 1321
DEL NORTE PARKADE
WYOMING & HARPER

Date	Reference	Tax(es)	Description	Amount
09-17-86			ORIGINAL CONTRACT SUM	28,535.00
			NET OF CHANGE ORDERS	-13,781.00
			CONTRACT SUM TO DATE	14,754.00
			TOTAL COMPLETED AND STORED	14,754.00
			LESS: RETAINAGE	0.00
			TOTAL: LESS RETAINAGE	14,754.00
			LESS: PRIOR APPLICATIONS	0.00
			CURRENT PAYMENT DUE	14,754.00

notice this amt.

Company Roswell mall
Vendor # 2105
Voucher # 4547
Amount 14,754.00
Clerical 8799-035
Check 950200
Support Reviewed
Distribution 022005
Approval (1)
(2)

Ken Marsh 9/23/86

TOTAL DUE FOR * INVOICE * 14,754.00

Shalom #3381 BOSC

MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

REQUEST FOR SURVEY

JOB NUMBER Misc/Hydro

REQUESTED BY:

CITY ENGINEER		WATER RESOURCES	
ASST. CITY ENGINEER-DESIGN		DEVELOPER	
ASSOC. DESIGN ENGINEER		DRAINAGE INSPECTOR	✓

PURPOSE OF SURVEY:

STREET DESIGN (CURB & GUTTER)		WATER LINE EXTENSION	
SANITARY SEWER EXTENSION		RIGHT-OF-WAY LOCATION	
STORM SEWER EXTENSION		PUBLIC COMPLAINT	
SANITARY SEWER REPLACEMENT		CHECK FINISHED GRADES	✓

TYPE OF INFORMATION REQUIRED:

PROFILE		MH RIM-INVERT ELEVATION	✓
CROSS SECTION		FLOOR ELEVATION	
TOPOGRAPHIC	✓	T.C. & FL ELEVATION	
RIGHT-OF-WAY		LINE AND GRADE	
PROPERTY SURVEY		STORM INLET INFO.	
PLANE TABLE		TOP FOOTING (BLOCK WALL)	

LOCATION DATA: 7120 WYOMING EAST OF WYOMING - SOUTH OF PINO ARROYO NORTH OF HARPER

SURVEYOR INSTRUCTION: PLEASE SHOOT VARIOUS ELEVATIONS AS SHOWN ON COPY OF GRADING PLAN

CONTRACTOR: INSPECTOR: RICK DUPONT UNIT 93

WORK DATA ATTACHED

FIELD BOOK	Hydro Misc. Surveys	PROJECT PLANS	
SUBDIVISION (PLATS)		RIGHT-OF-WAY MAPS	
BENCH MARKS (ACS)		WORK SKETCHES	GRADING PLAN

REQUESTOR SIGNATURE — DATE 7-2-87

APPROVED: CHIEF SURVEYOR — DATE 07/07/87

SURVEY WORK DATA:

PRE-DESIGN SURVEYS			CONSTRUCTION SURVEYS			AS-BUILT SURVEYS		
PROFILE	L.F.	HRS.	C & G	L.F.	HRS.	C & G	L.F.	HRS.
X-SECT	SQ.FT.	HRS.	SEWER	L.F.	HRS.	SEWER	L.F.	HRS.
TOPO	SQ.FT.	HRS.	WATER	L.F.	HRS.	WATER	L.F.	HRS.
MISC.		HRS.	MISC.		HRS.	MISC.		HRS.

SURVEYOR'S COMMENTS: 4 hours

SURVEYOR — DATE 7/10/87

Misc Hyd.

Wyoming & Harper
Neighborhood
Shopping Center

July 10, 1987

D. KRAEMER
J. DURAN

STA	+	HI	−	I.H.T.	Elev.
BM	13.46	5417.00			5403.54
#6				10.06	5406.94
TP #1			0.23		
	15.92	32.70			
#1				0.72	5431.98
#5				1.36	5431.34
TP #2			0.83		
	13.05	44.92			
#12				0.50	5444.42
#11				16.61	5428.31
TP #3			15.42		
	2.27	31.77			
#10				3.82	5427.95
#2				1.78	5429.99

ASC 6"D-19 Brass Cap

FIN. Floor

TA

TA

TA

TA

FIN Floor

STA	+	HI	−	INT	Elev
		31.77			
# 9				17.86	5414.17
TP # 4			17.98		
	3.88	17.67			
# 3				3.57	5414.08
TP # 5			17.95		
	6.95	6.67			
# 8				8.25	5398.42
# 4				5.92	5400.75
# 7				4.54	5402.13
BM			3.17		5403.50

TA

FIN FLOOR

EOC = 0.04

PLAN/PLATS

ON

FILE



PLANS/PLATS ON FILE

FILE DESC: D-19 / D018

PLANS/PLATS 3

CITY OF ALBUQUERQUE
TRANSPORTATION DEPARTMENT

City Engineers

MEMO

TO: ~~Billy Goolsby~~, C.E. - Hydrology Dan Hogan DATE: 29NOV'84

FROM: Jim Mitchell (x4700)

SUBJECT: Z-72-227-1 (D-19) - Barstow at North Pino Arroyo

Attached, for information, is a copy of our comment on the above case for EPC hearing 20 Dec'84.

29NOV'84

11/29/84

Billy Goolsby,

we are doing alot of work in this area let me know if you need anything.

Dan Hogan

PLANNING & PROGRAMMING DIVISION
DEPARTMENT: TRANSPORTATION DEPARTMENT

THE FOLLOWING CASES ARE TO BE HEARD
BY THE ENVIRONMENTAL PLANNING COMMISSION

Z-72-227-1

BOB COLE

First Hartford Realty Corporation requests Site Development Plan Approval for Tract A, Unit 5, Cherry Hills Subdivision, zoned C-1, located east of Wyoming Boulevard, between the Public Service Company easement and the North Arroyo del Pino, containing approximately 15.4 acres. (D-19)

The angle of intersection of the entrance to Barstow Street does not meet City standards and must be revised. (This may affect the location and/or orientation of the 10,000 sq.ft. building). The access to Barstow must provide for two lanes exiting and one lane entering the site. No access to Barstow can be permitted immediately south of the North Pino Arroyo due to street grade and sight-distance restrictions. Site grading adjacent to this segment of Barstow should be coordinated with the City Engineer's Office for compatibility with a future Barstow Street bridge over the North Pino Arroyo. The location of the loading area for the 62,000 sq.ft. building will cause conflicts with traffic on the access way south of this building. Also, truck access for this loading area will be difficult. The straight-line access from Barstow to Wyoming thru this site should be revised to discourage shortcutting and to reduce potential traffic speeds. See the Traffic Engineer's comments on access to Wyoming Boulevard.

Z-77-110-1

CYNTHIA BORREGO

Ray Houston, agent for Mountain Bell, requests Site Development Plan Approval for a Public Utility Facility for Lots O-1 through O-5, Volcano Cliffs Subdivision, Unit 1, zoned O-1, located on the southeast corner of Atrisco and Montano Roads, N.W., containing approximately 1.26 acres. (E-10)

[redacted]

Atrisco Rd (Unser Blvd) is planned as an access-controlled principal arterial. Therefore, access to this site must be from Montano Road. The proximity of this site to the Atrisco/Montano intersection precludes a median opening on Montano Road to serve this site. Thus, access to this site will be via right-in/right-out from Montano Rd. (SRM).

SD-78-1-7

RANDY TRAYNOR

Herbert M. Denish and Associates, Incorporated, agents for AmeriWest Corporation, request an amendment to the Academy/Eubank/Tramway Sector Development Plan to allow commercial and office development for Lots K-1, K-2, L-1, L, O, M, and N, located on the north side of Academy Road, on both sides of Lowell Street, N.E. (E-22)

Z-84-147

Robert Torres, agent for Saint

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Wyoming & Harper Shopping ZONE ATLAS/DRNG. FILE #: D-19/D18 new
LEGAL DESCRIPTION: Tract A-A Unit S-A Loma Del Norte
CITY ADDRESS: Wyoming NE north of Harper

ENGINEERING FIRM: Tom Mann & Assoc Inc CONTACT: Tom Mann
ADDRESS: 811 Dallas NE PHONE: 265-5611
OWNER: Hartford Corp CONTACT: Ken Mashburn
ADDRESS: One Loop One NW PHONE: 897-2223
ARCHITECT: Dyer-McClernon CONTACT: Pat McClernon
ADDRESS: 1401 Fifth NW PHONE: 242-5219
SURVEYOR: Tom Mann CONTACT:
ADDRESS: PHONE:
CONTRACTOR: Unk CONTACT:
ADDRESS: PHONE:

PRE-DESIGN MEETING:
___ YES
✓ NO
___ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED
NOV 20 1984
HYDROLOGY SECTION

DRB NO. 84-795
EPC NO. Z-72-22-1
PROJ. NO.

No comments going to EPC channel stability and Approved study needed for Barton

TYPE OF SUBMITTAL:
___ DRAINAGE REPORT
___ DRAINAGE PLAN
✓ CONCEPTUAL GRADING & DRAINAGE PLAN
___ GRADING PLAN
___ EROSION CONTROL PLAN
___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:
___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
✓ SITE DEVELOPMENT PLAN APPROVAL
___ FINAL PLAT APPROVAL
___ BUILDING PERMIT APPROVAL
___ FOUNDATION PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 11/20/84
BY: Tom Mann

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

January 8, 1985

Mr. Thomas Mann
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: CONCEPTUAL GRADING & DRAINAGE PLAN FOR WYOMING & HARPER NEIGHBORHOOD SHOPPING CENTER (D-19/D18) RECEIVED NOVEMBER 20, 1984

Dear Tom:

I have reviewed the referenced submittal and forward the following comments:

1. The hydraulics associated with the Pino Arroyo will need to be provided along with the analysis to show the arroyo has the capacity.
2. Analysis for channel stability will need to be provided since this site is adjacent to an unimproved arroyo.
3. The hydraulics for the emergency spillway and the 12" pipe need to be provided.
4. Why is the runoff being controlled?
5. How will the outlet structure affect the arroyo? Will it cause a decrease in capacity at that section? How will the arroyo and the outlet structure be protected against erosion?
6. City approved street grades will be required for Barstow.
7. How will the future arroyo crossings for Wyoming and Barstow impact this site?

Should you have any questions or comments, please call me at 766-7644.

Cordially,

Billy J. Goolsby

Billy J. Goolsby, C.E.
Design Hydrology Section

BJG/bsj

811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5611

Tom Mann Associates, Inc.
Engineers

40401
March 7, 1985

RECEIVED
MAR 11 1985
HYDROLOGY SECTION

Billy Goolsby
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Grading and Drainage Plan - Wyoming and Harper Neighborhood Shopping Center (D-19/D18)

Dear Billy:

I have received your letter dated January 8, 1985, concerning the conceptual grading and drainage plan for the subject project. Since your comments did not materially affect the site, the owner has asked us to proceed with the final grading and drainage plan. A copy of the final grading and drainage plan is enclosed for your review and comment.

This letter addresses the items referenced in your letter of January 8, 1985.

1. According to the drainage plan prepared for the Pino Arroyo by Resources Technology Incorporated, there is approximately 880 cfs flow in the channel at the present time. Our project is not adding any flow to the channel until the very end at Wyoming. Because of this, I do not believe we are affecting the hydraulics of the channel.

2. There has been an attempt to stabilize this arroyo with check structures. The project I am working with has not disturbed any of the existing arroyo banks. The banks appear to be relatively stable at this time, and the flows in the channel are low for a channel of this size. Because of this, I do not believe that slope stability is a major concern. In addition, the buildings have been set at least 25 feet from the property line which provides a large amount of earth between the channel and any building.

3. The hydraulics for the emergency spillway have been added to the drawings. The 12-inch drainpipe was deleted.

4. The runoff will not be controlled. It will be routed through a pond to allow the nuisance water time to percolate and to dampen the peaks on major flows.

5. There is an existing concrete-lined section in the arroyo adjacent to Wyoming. A drainage channel enters from the north. We have designed our pond outlet/drainage channel to enter the structure in a manner similar to the existing facilities. We believe that the flows are similar for each structure and that the concrete protection will be sufficient for the water being released.

6. Barstow is already constructed, therefore I do not believe street grades are necessary.

7. A future crossing at Barstow will not affect the center. There are no driveways in the vicinity of the crossing structure and, therefore, I do not think that the street would interfere with the site. As previously stated, our last entrance at Wyoming is far enough from the street that we do not believe any future construction would affect the project. At present, there is already a structure under Wyoming, and I have no knowledge of City plans to increase that structure.

Hopefully this will answer your questions. If it does not answer them, please do not hesitate to call.

Sincerely,

TOM MANN & ASSOCIATES, INC.

Thomas T. Mann, Jr., P.E.
President

TTM:ra

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

D19-D7
Lona del Norte

April 8, 1985

Thomas Mann
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: CONCEPTUAL GRADING & DRAINAGE PLAN FOR WYOMING & HARPER NEIGHBORHOOD SHOPPING CENTER (D-19/D18)
RECEIVED MARCH 11, 1985

Dear Tom:

I have reviewed the referenced submittal dated March 11, 1985, and forward these comments:

1. Please indicate where section 3-3 is shown on the plan.

2. Analysis for channel stability will need to be provided for the Pino Arroyo. Please address the bank stability, erosion, channel velocity, existing improvements, and any other data required to show bank stability.

If you have any questions or comments regarding this project, please call me at 766-7644.

Cordially,

Carlos A. Montoya

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

April 25, 1985

Tom Mann
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: CONCEPTUAL DRAINAGE PLAN FOR WYOMING & HARPER
NEIGHBORHOOD SHOPPING CENTER (D-19/D18)
RECEIVED MARCH 11, 1985

Dear Tom:

I have made a field trip to the site and reviewed the previous files for the Pino Arroyo. After reviewing these facts, I still believe that the engineer must address channel stability because of the following:

1. The city ordinance requires that channel stability be addressed for proposed developments.
2. The present drop structures in arroyo are non-functional.
3. The City never accepted the design nor the construction of the drop structures.
4. Bank erosion is apparent in the arroyo and the slopes of the existing banks are extremely steep.
5. The erosive channel soils require a channel stability analysis.

If you have any questions or comments regarding this project, please call me at 766-7644.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj

RESUBMITTAL

DRAINAGE INFORMATION SHEET 4040

PROJECT TITLE: Harper & Wyoming Shopping Center ZONE ATLAS/DRNG. FILE #: D-19 / D18

LEGAL DESCRIPTION: Tract A-A Unit 5-A Loma del Norte

CITY ADDRESS: Harper & Wyoming NE

ENGINEERING FIRM:	Tom Mann & Assoc	CONTACT:	Tom Mann
ADDRESS:	811 Dallas NE	PHONE:	265-5611
OWNER:	First Hartford	CONTACT:	Nick Black
ADDRESS:	One Loop One	PHONE:	897-2223
ARCHITECT:	Pat McClennon	CONTACT:	Pat McClennon
ADDRESS:		PHONE:	
SURVEYOR:	Tom Mann	CONTACT:	
ADDRESS:		PHONE:	
CONTRACTOR:	Unknown	CONTACT:	
ADDRESS:		PHONE:	

RECEIVED
JUN 24 1985
HYDROLOGY SECTION

PRE-DESIGN MEETING:
- ✓ YES
- ___ NO
- ___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____
EPC NO. _____
PROJ. NO. _____

TYPE OF SUBMITTAL:
- ___ DRAINAGE REPORT
- X DRAINAGE PLAN
- ___ CONCEPTUAL GRADING & DRAINAGE PLAN
- X GRADING PLAN
- ___ EROSION CONTROL PLAN
- ___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:
- ___ SKETCH PLAT APPROVAL
- ___ PRELIMINARY PLAT APPROVAL
- X SITE DEVELOPMENT PLAN APPROVAL
- ___ FINAL PLAT APPROVAL
- X BUILDING PERMIT APPROVAL
- ___ FOUNDATION PERMIT APPROVAL
- ___ CERTIFICATE OF OCCUPANCY APPROVAL
- ___ ROUGH GRADING PERMIT APPROVAL
- ___ GRADING/PAVING PERMIT APPROVAL
- ___ OTHER _____ (SPECIFY)
- X See Carlos Montoya letter dated 4/25/85 Final Erosion Control Treatment ~~scheme~~

DATE SUBMITTED: 4/24/85

BY: Tom Mann

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

7/5/85

D19-D18

Wyoming & Harper

1. CUT OFF WALL - ENTIRE READ
2. Note on plan ACCEPTING the maintenance responsibility for THE portion of developed not protected by cut-off-wall.
3. S.D.19 / W.O. for rundown
4. No FINANCIAL guarantee required for cut-off-wall
5. No Encroachment agreement required.
6. Covenant for cut-of-wall on private required
7. No objection to SITE PLAN SIGN-OFF. TUESDAY. (Applicant will need AMEND SITE for minor changes)
8. No objection to FOUNDATION PLAN SIGN-OFF. Attach copies of proposed plan with const. plan)
9. An approved DRAINAGE PLAN REQUIRED FOR BUILDING PERMIT SIGN-OFF.

7/5/85

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE

REF. NO._____

July 18, 1985

TO: Denise Wilcox, Administrative Asst.; Engineering Division

FROM: Fred J. Aguirre, P.E., Design Hydrology Section for Fred

SUBJECT: SUBDIVISION IMPROVEMENTS AGREEMENT - WYOMING-HARPER SHOPPING CENTER

DRAINAGE REPORT STATUS

	Approved	Disapproved
Preliminary Plat	/X/	/_/
Site Development Plan	/X/	/_/
Building Permit	/_/	/X/

DRB STATUS (DRB-84-795)

	Approved	Deferred
Preliminary Plat	/X/	/_/
Infrastructure Listing	/_/	/_/

COPIES ATTACHED

- DRB Minutes /_/
- Drainage Report letter /_/
- Infrastructure Listing /_/

ADDITIONAL COMMENTS:

1. Building Permit has not been approved;
2. Need covenant, Subdivision Improvement Agreement;
3. Type of improvement changes:
   a. No soil stabilization;
   b. Need a concrete rundown.

FJA/bsj

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

July 19, 1985

Mr. Tom Mann
Tom Mann & Assoc.
811 Dallas NE
Albuquerque, N.M. 87110

RE: DRAINAGE PLAN FOR HARPER AND WYOMING SHOPPING CENTER (D19-D18) Dated 7/8/84
RECEIVED JUNE 24, 1985

Dear Mr. Mann:

Prior to Building Permit sign-off the following items need to be completed.

1. Subdivision Improvement Agreement.

2. Covenant to build cut off wall.

As per our conversation the top of the retaining wall should be at the same elevation as the existing North Pino Arroyo bank.

Sincerely,

Carlos A. Montoya
City/County Flood Plain Admin.

CAM/cl

FIRST HARTFORD REALTY CORPORATION
MANCHESTER • CONNECTICUT

SOUTHWEST REGIONAL OFFICE
11500 MENAUL N.E. SUITE C. ALBUQUERQUE. NEW MEXICO 87112
(505) 292-0900

December 3, 1985

Mr. Fred Aguire, P.E.
Design Hydrology Section
City of Albuquerque
123 Central Ave. NE
Albuquerque, New Mexico 87102

RECEIVED
DEC 05 1985
HYDROLOGY SECTION

RE: Shopping Center at
Harper & Wyoming

Dear Fred,

It is our understanding that because the proposed cut-off wall to be constructed along the South side of the North Pino between Barstow and Wyoming will be on private property, a Subdivision Agreement with the City is not necessary.

Accordingly, as suggested we are submitting a Drainage Covenant Agreement only, in the form proposed by the City as required by your letter of July 19, 1985.

We have been advised that with this submission you are prepared to sign-off on the plans necessary for the issuance of our building permit.

Thank you for your assistance and cooperation

Very truly yours,

Nicholas J. Black
Vice President

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

January 16, 1986

Tom Mann
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: PHASING PLAN FOR WYOMING & HARPER NEIGHBORHOOD SHOPPING CENTER (D-19/D18)

Dear Mr. Mann:

This is to inform you that different contractors are requesting building permits for specific buildings in the referenced shopping center.

We are releasing the Building Permit, however, upon request of Certificate of Occupancy, we do not have an approved Phasing Plan which will allow separate Certificates of Occupancy to be released.

If you have any questions, call me at 766-7644.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj

POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Andy's Restaurant
Harper/Wyoming Shopping Center ZONE ATLAS/DRNG. FILE #: D19-D18

LEGAL DESCRIPTION: Tract A-A Unit 5A Loma Del Norte

CITY ADDRESS: Harper & Wyoming NE

ENGINEERING FIRM: Tom Mann & Assoc CONTACT: Steve Schroll
ADDRESS: 811 Dallas NE PHONE: 265-5611

OWNER: First Hartford CONTACT: Nick Black
ADDRESS: One Loop Plaza PHONE:

ARCHITECT: Kells & Craig CONTACT: Jonathan Craig
ADDRESS: 912 Roma NW PHONE: 243 2724

SURVEYOR: Not available CONTACT:
ADDRESS: PHONE:

CONTRACTOR: Not available CONTACT:
ADDRESS: PHONE:

RECEIVED
JUN 19 1986
HYDROLOGY SECTION

PRE-DESIGN MEETING:
- X YES
- ___ NO
- ___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___
EPC NO. ___
PROJ. NO. D19-D18

TYPE OF SUBMITTAL:
- ___ DRAINAGE REPORT
- X DRAINAGE PLAN (Revision)
- ___ CONCEPTUAL GRADING & DRAINAGE PLAN
- ___ GRADING PLAN
- ___ EROSION CONTROL PLAN
- ___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:
- ___ SKETCH PLAT APPROVAL
- ___ PRELIMINARY PLAT APPROVAL
- ___ SITE DEVELOPMENT PLAN APPROVAL
- ___ FINAL PLAT APPROVAL
- X BUILDING PERMIT APPROVAL
- ___ FOUNDATION PERMIT APPROVAL
- ___ CERTIFICATE OF OCCUPANCY APPROVAL
- ___ ROUGH GRADING PERMIT APPROVAL
- ___ GRADING/PAVING PERMIT APPROVAL
- ___ OTHER ___ (SPECIFY)

Note Revisions to accomodate restaurant @ Southwest corner of the site.

DATE SUBMITTED: 6/18/86
BY: Steve K. Schroll

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

July 8, 1986

Tom Mann
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR ANDY'S RESTAURANT (WYOMING & HARPER SHOPPING CENTER) (D-19/D18) RECEIVED JUNE 19, 1986

Dear Mr. Mann:

The above referenced plan, second revision date June 1986, is approved.

Please be advised that the plan does not indicate phasing, therefore, at inspection we will issue one Certificate of Occupancy.

If you have any questions, call me at 766-7644.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj

D19-D18

ROSWELL MALL, INC.
11500 Menaul, NE
Suite "C"
Albuquerque, NM 87112

July 28, 1986

City of Albuquerque
One Civic Plaza
Albuquerque, NM 87102

Attn: Rick Duran

RE: BAG & SAVE - Albuquerque
7120 Wyoming

Gentlemen:

This letter will serve as documentation that Roswell Mall, Inc. acknowledges that damages incurred to city roadways as a result of incomplete drainage facilities on the above referenced project will be the responsibility of the undersigned. The above will be limited to damages caused as a result of excess water draining into roadways.

Sincerely,

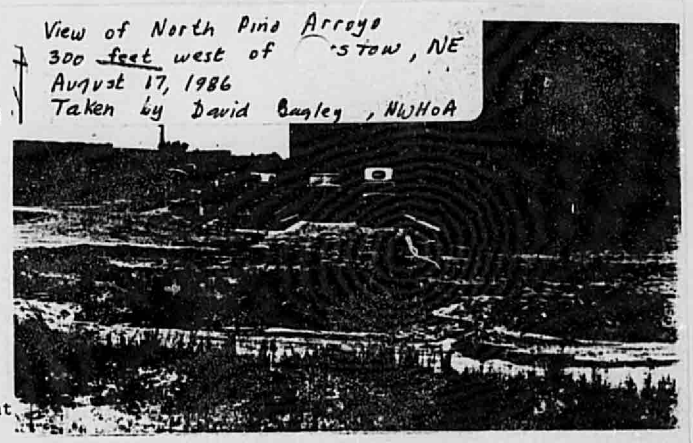
ROSWELL MALL, INC.

Ken Mathews V.P. Const.

Title

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

RECEIVED
AUG 26 1986
HYDROLOGY SECTION



Mr. Fred Aguirre
Hydrology Division
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Subject: Water Runoff Int

Dear Mr. Aguirre:

It has come to my attention that the Del Norte Parkade shopping center located at Wyoming and Harper, NE may have a potential site plan violation.

The area of concern is site water runoff into the North Pino Arroyo at a point directly north of the Furr's Food Emporium, about 300 feet west of Barstow, NE. The enclosed photo, taken August 17, 1986, shows the results of a recent runoff.

The site plan calls for site drainage into the arroyo only at the northwest corner of the site. The NWHOA is very concerned about this break in the arroyo, since we have had yard damage from the arroyo in previous years. The NWHOA recommends immediate replacement of the arroyo's south wall, preventing further water drainage into the arroyo at this point, and possible damage to our neighborhood.

Additionally, the site continues to drain onto Wyoming Blvd. from the north entrance to the center. The most recent rain caused several inches of mud to be deposited onto Wyoming, running several hundred feet north, two lanes wide. If the center could simply cut a temporary swale to channel runoff into the arroyo, the problem wouldn't reoccur.

The NWHOA requests you to take prompt action to resolve a potentially serious hazard to our neighborhood. Should you have any further questions, please contact me at 846-5347.

Sincerely,

David Bagley

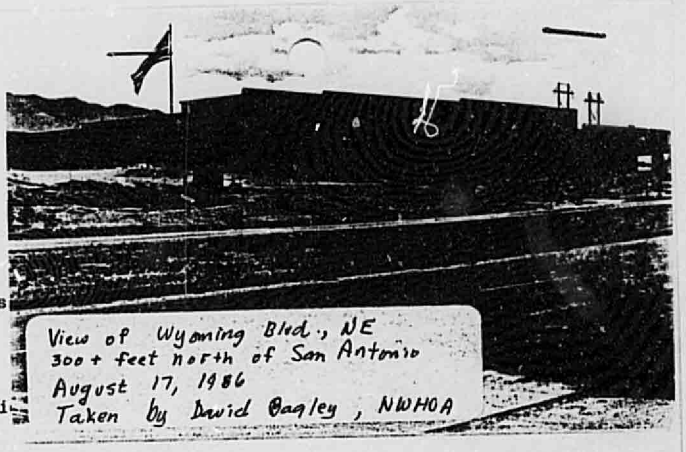
David Bagley, Chairman

NWHOA105

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

RECEIVED
SEP 03 1986
HYDROLOGY SECTION

NORTH



Mr. Ron Hassett
Traffic Engineering Divis
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Subject: Traffic Congesti

Dear Mr. Hassett:

I would like to take this opportunity to thank you for your prompt action with the installation of "No Parking" signs on Barstow, NE. The signs instantly corrected the parking condition caused by Furr's Bag and Save store during their extended opening.

It is my opinion that, as the rest of this shopping center opens, the parking on-site will again be overcrowded. Currently, Furr's continues to fill almost all the lot.

There is another continuing problem requiring attention. Site drainage has not been completed and heavy rains are causing mud run-off onto Wyoming at the Northwest corner of the lot. Two recent rains caused mud several inches deep on Wyoming, running several hundred feet north, two lanes wide. The enclosed photo shows mud paths down onto Wyoming, taken August 17, 1986. If the center could simply cut a temporary swale to channel water into the arroyo, the problem wouldn't reoccur.

Thanks for your assistance. Should you have any further questions, please contact me at 846-5347.

Sincerely,

David Bagley

David Bagley, Chairman

NWHOA104

AUG 27
ENGINEER
Albuquerque

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 11, 1986

David Bagley
North Wyoming Homeowners
Association Inc.
8247 Ruidoso RD. NE
Albuquerque, N.M. 87109

Dear Mr. Bagley:

In response to your letters dated August 23 & 25, 1986 I contacted Roswell Mall representative Frank Long about your concerns. He advised me that paving along the northwest parking area and north service road is scheduled to commence the week of Sept. 22. Concerning the sediment in the Wyoming Blvd. right-of-way, Roswell Mall has been cleaning the street periodically. In reference to the south bank of the arroyo Mr. Long advised me that the retaining wall along the arroyo behind The Food Emporium is scheduled to be constructed when the pavement goes in.

Ultimately, completion of the above mentioned items should clear up your concerns. Your patience and understanding during interim construction would be appreciated.

If you have any further concerns, please feel free to call me at 764-1699.

Thank you,

Richard L. Duran
Drainage Inspector

RLD/cl

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 768-7644

January 6, 1987

Nicholas J. Black
Hartford Center, Inc. General Partner
Del Norte Associates
11500 Menaul Boulevard, NE Suite C
Albuquerque, New Mexico 87112

RE: DRAINAGE COMPLAINT ON WYOMING & HARPER NEIGHBORHOOD SHOPPING CENTER (D-19/D18)

Dear Mr. Black:

We have received frequent complaints concerning the following problems on Wyoming. First, sediment is being released from the shopping center onto Wyoming. We are requesting that the improvements in the shopping center be made to eliminate this problem. Till the improvements are constructed, it is the shopping centers responsibility to remove the sediment and maintain this condition. Second, runoff in the street is being ponded by the sediment. These pools of water ice up in the morning, causing a public safety violation.

Attached to this letter is your committment to maintain sediment and drainage on your property and to accept liability for damages.

We released a temporary Certificate of Occupancy in July with the understanding that the sediment problem would be controlled. As of this date we have received constant complaints from the local residents.

Because public safety is involved, we request that this problem be corrected within five (5) working days. If this situation is not corrected within specified time, we will process this problem through the City Legal Department.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

cc: David Bagley
Tom Mann, P.E.
Ken Marble, V.P. Const.

Attachment: Letter dated 7/29/86

CAM/bsj

RECEIVED
JAN 15 1987
HYDROLOGY SECTION

NORTH WYOMING HOMEOWNERS ASSOCIATION, Inc.
8247 RUIDOSO RD., NE
ALBUQUERQUE, NM 87109

January 13, 1987

Mr. Richard L. Duran, Drainage Inspector
Public Works Department
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Subject: Water Runoff From Neighborhood Shopping Center,
7120 Wyoming Blvd., NE

Dear Mr. Duran:

This letter will be a follow-up to our phone call of January 5, 1987. In that call, we discussed water runoff onto Wyoming Blvd. Also discussed was a possible grading problem in the rear of the shopping center. Please refer to to attached pictures for reference.

Picture "A" was taken January 4, 1987. Location was Wyoming Blvd., NE, north of San Antonio, NE. Picture shows both lanes and sidewalk covered with water and ice, from center (1) to Curry Rd. (3), causing a public safety violation. Also visable is sediment in gutter blocking drains into arroyo (2).

The water runoff problem was attended to on January 5, 1987 and had ceased by January 6, 1987. Small channels have been shoveled through the sediment runoff on Wyoming Blvd., allowing limited drainage into the Pino Arroyo. The sediment still remains, however, and will probably cause future blockage into the arroyo until cleared away. This same situation has occured at least four times over the past six months. Each time the sediment flowed onto Wyoming Blvd., from the shopping center to Curry Rd., a full block north, causing extremely dangerous conditions on a major city aterial. The sediment remained until cleared away by City road crews, not the shopping center. No reasonable attempt has been made on the center property to prevent future rains from flooding onto the road.

Picture "B" was taken January 4, 1987. Location was North Pino Arroyo, west of Barstow Rd., NE, behind the Furr's Food Emporium. Picture shows a three foot grade elevation from (1) to (2).

All runoff from the center is to be channeled to a point at the NW corner of the lot, but it appears that ponding may occur in this area. Point (1) is about three feet below any surrounding point, including point (2) directly west. There is no visible means of water drainage, except into the arroyo, a zoning violation. Expecting that the center will erect a wall, ponding may occur at this point, to a depth of three feet, a public safety hazard.

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.



A



B

Our Association has been patient for over six months, waiting for these conditions to be corrected. We have seen nothing but delays, excuses and reasons why things aren't finished. We request that you take immediate steps to force the center to correct these problems, or revoke the Certificate of Occupancy until conditions are corrected. Should you have any further questions, please contact me at 846-5347.

Sincerely,

David Bagley

David Bagley, Chairman

cc: C. A. Montoya, Public Works

NWHOA108

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

March 16, 1987

Jimmy Rittenberry
Mex-Tex Realty Company
4105 West 45th Street
Amarillo, Texas 79109

RE: CERTIFICATE OF OCCUPANCY FOR WYOMING & HARPER NEIGHBORHOOD SHOPPING CENTER (D-19/D18)

Dear Mr. Rittenberry:

Prior to Certificate of Occupancy release, the following items need to be addressed:

1. Please address if the cutoff wall south of the Pino Arroyo was built. The detail is shown on Sheet 1 of 2 of the drainage plan. The purpose of this cutoff wall was to protect the development from the Pino Arroyo.

2. Please remove the broken curb and gutter on the south bank of the Pino Arroyo.

3. There is erosion potential from runoff between the concrete channel and pavement. The area in question is upstream of the channel that enter the Pino Arroyo.

If you have any questions, call me at 768-2650.

Cordially,

Carlos A. Montoya, P.E.
C.E./Hydrology Section

cc: Art Lujan
Tom Mann

CAM/bsj

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

April 27, 1987

Neil Ellis
First Hartford Realty Corporation
685 Parker Street
Manchester, Connecticut 06040

RE: CERTIFICATE OF OCCUPANCY FOR WYOMING & HARPER NEIGHBORHOOD SHOPPING CENTER (D-19/D18)

Dear Mr. Ellis:

After a field visit to the site, we require the following items prior to Certificate of Occupancy release:

1. The shopping center drains to a driveway at Wyoming Boulevard and west of the shopping center buildings. Part of these flows drain to Wyoming Boulevard and not to the concrete rundown. Please direct all flows to the concrete channel which enters the Pino Arroyo.

2. Please submit some written documentation that the Pino Arroyo cut-off wall was constructed. The cut-off wall is at the north property line.

If you should have any questions regarding these requirements, please call me at 768-2650.

Cordially,

Carlos A. Montoya

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

cc: Rick Duran

CAM/bsj

Address 7120 WYOMING NE Engr/Arch Tom Mann & Assoc.
Plans Approved 12-4-85 Cond.
Comments: D19-D18

Inspection Requested Contractor
Appr. Disappr. 30 Day Temp.
Comments:

Address 7120 WYOMING Engr/Arch Tom Mann & Assoc.
Plans Approved 1-16-86 Cond.
Comments: D19-D18

Inspection Requested Contractor
Appr. Disappr. 30 Day Temp.
Comments:

Address 7120 WYOMING NE Engr/Arch Tom Mann & Assoc.
Plans Approved 1-28-86 Cond.
Comments: D19-D18

Inspection Requested 6-20-86 Contractor
Appr. Disappr. 6-26-86 30 Day Temp. 7-28-86
Comments: ASPHALT IN PARKING AREA NOT IN,
7-28 STILL NEED ASPHALT & RETAINING WALL AT
EAST & NORTH SIDE OF BLDGS.

Address 7120 WYOMING Engr/Arch Tom Mann & Assoc.
Plans Approved 9-4-86 Cond.
Comments: D19-D18

292-0900
Inspection Requested Contractor LYLE STOLL
Appr. Disappr. 30 Day Temp.
Comments:

7-25-86 INSPECTION REQUESTED FOR 30-DAY TEMP. C.O. TO OPEN UP FOOD EMPORIUM

7-28-86 INSPECTION CONDUCTED - IT WAS NOTED ON INDEX CARD THAT RETAINING WALL WAS NOT IN AND ASPHALT AT NORTH AND EAST OF SITE WAS STILL LACKING. RELEASED 30-DAY TEMP. C.O.

8-29-86 COMPLAINT LETTERS RECEIVED - FIELD INSPECTION CONDUCTED AND COMPLAINANT CONCERNS VERIFIED. SPOKE WITH FRANK LONG (SUPERINTENDANT) AT SITE AND ADVISED THAT ASPHALT WORK & RETAINING WALL CONSTRUCTION WOULD COMMENCE WEEK OF 9-22-86. HE ALSO ADVISED THAT SEDIMENT PROBLEM IN WYOMING WOULD BE TAKEN CARE OF. (SEE LETTER DATED 9-11-86).

12-10-86 30-DAY TEMP. CO. EXTENSION REQUESTED. CONDUCTED ADVISED CONTRACTOR TO CLEAN

D19/D18

DRAINAGE COVENANT

86 5733

0 473

THIS COVENANT made this 16th day of January 1986, by and between the City of Albuquerque, a municipal corporation, (City) and Del Norte Associates (Owner, which term successors and assigns).

RECITAL

The Owner is owner of certain real property located at 7120 Wyoming, N.E. 87109 in Albuquerque, New Mexico, (the Property) and more particularly described as follows:

Tract A-A of Unit 5A, Loma Del Norte Addition

RECEIVED
JAN 21 1986
HYDROLOGY SECTION

That pursuant to City ordinances, regulations, and other requirements, the Owner is required to install and/or maintain certain drainage facilities on the Property, and the parties wish to provide for an agreement as to the obligations and responsibilities for same.

DESCRIPTION OF FACILITIES

The following facilities are to be constructed and/or maintained by the owner:

Cut-off wall adjacent to the south side of the Del Pino Arroyo running from Barstow to Wyoming (approximately 1650 feet). The wall shall be 1 foot wide, 6 feet in depth filling a trench of 8-10 feet in depth, with the top 2-4 feet of the trench to be top-controlled fill. The wall shall be made of soil cement using a 178 lb/cu. yd. of material "2 sack mix").

CONSTRUCTION OF DRAINAGE FACILITIES

The Owner shall construct said drainage facilities in accordance with standards, plans, and specifications prescribed and approved by the City.

MAINTENANCE OF FACILITIES

The Owner shall, at his cost in accordance with the standards, plans, and specifications prescribed by the City, maintain said drainage facility. The City shall have the right to enter periodically upon the Property to inspect the drainage facility.

FAILURE TO COMPLY AND LIEN

In the event that the Owner shall fail to construct the drainage facility in accordance with standards, plans, and specifications prescribed and approved by the City or fail to adequately maintain said facilities, the City shall give the Owner notice in writing to construct, correct, or maintain said facilities, and if the Owner fails to comply therewith within 90 days, the City may enter upon said property to perform the necessary construction or maintenance. The cost of the City's performing such construction or maintenance shall be paid by the Owner. In the event the Owner fails to pay said cost within thirty (30) days after being billed for same, the City may file a lien against the Property.

LIABILITY

The City shall not be liable for any damages to the Owner resulting from its construction, modification, or maintenance of said facilities.

NOTICE

The written notice provided for herein shall be accomplished by mailing same to:

Hartford Center, Inc., General Partner
Del Norte Associates
11500 Menaul, N.E. Suite C
Albuquerque, New Mexico 87112

The Owner may change said address by giving written notice, certified mail, return receipt requested, to the City Engineer, City Hall, at 505 Marquette Street, Albuquerque, New Mexico, 87103.

INDEMNIFICATION AND HOLD HARMLESS

The Owner agrees to defend, indemnify, and hold harmless, the City, its officials, agents and employees from and against any and all claims, actions, suits, or proceedings of any kind brought against said parties for or on account of any matter arising from the drainage facility provided for herein or the Owner's failure to construct, maintain, or modify the drainage facility under this Covenant.

COVENANT RUNNING WITH THE PROPERTY

The obligation of the Owner set forth herein shall be binding upon the Owner, his heirs, and assigns, and the property of the Owner as described herein and will run with said property until released by the City.

ATTEST:

Eleanor Anaya Maw
City Clerk

OWNER: Del Norte Associates, a New Mexico Limited Partnership by Hartford Center, Inc., its General Partner

By: Nicholas Black
Nicholas J. Black

Title: Vice President

RECOMMENDED:

C.A.M. City Engineer 1/6/86

REVIEWED BY THE LEGAL DEPARTMENT:

Assistant City Attorney

CITY OF ALBUQUERQUE

Chief Administrative Officer

Approved As To Form
City Attorney
Date: 1/9/86

ACKNOWLEDGEMENTS

0 475

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this _____ day of _____, 1985, by _____, _____, _____, _____ (Name of Officer) (Title) (Name of Corporation) (State of Incorporation) corporation, on behalf of said corporation.

_____
Notary Public

My Commission Expires:

_____

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 3rd day of December, 1985, by Nicholas J. Black, Vice President of Hartford Center Inc., on behalf of (Name of Acknowledging Partner or Partners) Del Norte Associates, a New Mexico Limited Partnership. (Name of Partnership)

Beverly A Estep
Notary Public

My Commission Expires:
October 25, 1989

OFFICIAL SEAL
BEVERLY A. ESTEP
NOTARY PUBLIC-STATE OF NEW MEXICO
Notary bond filed with Secretary of State
My Commission Expires October 25, 1989

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me by _____ on this _____ day of _____,

_____
Notary Public

My Commission Expires:

_____

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 16th day of January, 1986, by Dan Lobo, Chief Administrative Officer of the City of Albuquerque, municipal corporation, on behalf of said corporation

Elizabeth A Marquez
Notary Public

My Commission Expires:
January 21, 1989

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD
1986 JAN 20 PM 3:37
PG 3134 173-175
THOMAS C. WALLER
CLERK & RECORDER

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

PUBLIC

CITY OF ALBUQUERQUE
DRAINAGE COMPLAINT REPORT

ZONE ATLAS ..... DATE 8-21-86 ..... COMPLAINT REPORT NO. D19-C5 ..... PRIORITY .....

Location SAN ANTONIO & WYOMING ..... Sheet ..... of .....

Reported by DAVID BASHEY ..... Phone 846-5347

Address .....

Taken by Pick ..... Date 8-21-86

COMPLAINT ① SEDIMENT ENTERING WYOMING FROM NEW SAWING CENTER ② IN SOUTH CHANNEL WHICH PARALLELS BEHIND PART OF SAME

.....

.....

.....

Referred to Pick .....

INVESTIGATION—CAUSE ① SEDIMENT ENTERING INTO WYOMING FROM SAWING CENTER. OWNER IS RESPONSIBLE FOR CLEANING UP AND HAS BEEN DOING SO. ② RETAINING WALL ALONG SOUTH SIDE OF CHANNEL IS CURRENTLY UNDER CONSTRUCTION.

Recommendation ALLOW CONTRACTOR TO FINISH SAWING CENTER PARKING AND RETAINING WALL. THIS SHOULD CLEAN UP BOTH CONDITIONS.

Investigated by Pick ..... Date 9-5-86

ACTION TAKEN ADVISED CONTRACTOR BY PHONE & IN PERSON W/ BARLEY BY LETTER.

.....

..... Taken by Pick ... Date .....

FOLLOW UP .....

..... Taken by ..... Date .....

THIS MICROIMAGE IS THE BEST LEGIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

Ken

RECEIVED JUN 1987 HYDROLOGY SECTION

CHANGE ORDER

ROSWELL MALL, INC.

685 PARKER STREET - MANCHESTER, CONNECTICUT 06040

TO: FRANKLIN'S EARTHMOVING INC.
2424 JEFFERSON N.E.
ALBUQUERQUE NM 87110

CHANGE ORDER NO: b TO
SUBCONTRACT NO.: 1202
(Please use this # on all correspondence relative to this project)

PROJECT: DEL NORTE SHOPPING PARKADE
ALBUQUERQUE, NM

DATE: AUGUST 13, 1985

COST ITEM NO.:

PROJ. NO.:

Subject to terms and conditions of the Contract (Subcontract No. 1202) entered into on MAY 13, 1985 between ROSWELL MALL, INC. and FRANKLIN'S EARTHMOVING INC. and any written authorized additions thereto, you are authorized to proceed with the additional work as described below in connection with your work on the above project.

b) This increase in the Contract Price is for the following:

Relocate building pad and truck dock for Furrs. $ 1,029.00

SUMMARY OF CONTRACT AMOUNT

ORIGINAL CONTRACT AMOUNT	$ 75,818.28
a) Furnish and install all soil cement cutoff wall	27,506.00
b) Relocate building pad and truck dock for Furrs.	1,029.00
NEW TOTAL CONTRACT AMOUNT	$ 104,353.28

= 28,535.

This is in reference to the cutoff wall at the NORTH SIDE OF THE DEL NORTE PARKADE AT 7120 WYOMING BLVD.

RECEIVED JUN 25 1987

Since billing is submitted upon completion, I think this shows the wall to have been erected as planned.

amount quoted for cutoff wall & ramp.
This amt. equals the total submitted for payment on 9-17-86. by franklins earthmoving.

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

Subcontractor

FRANKLINS EARTHMOVING INC.
P.O. BOX 3009
ALBUQUERQUE, NM
87190

SEP 23 1986

RECEIVED
SEP 24 1986

POSTED
RMI
SEP 30 1986
comp.

ROSWELL MALL, INC.
685 PARKER STREET
MANCHESTER, CN
6040

* INVOICE *
No.8620115 , 09-17-86
Our Job No. 1321
DEL NORTE PARKADE
WYOMING & HARPER

+-Date-+ Reference Tax(es)	+----------Description----------+	+--Amount--+
09-17-86	ORIGINAL CONTRACT SUM	28,535.00
	NET OF CHANGE ORDERS	-13,781.00
	CONTRACT SUM TO DATE	14,754.00
	TOTAL COMPLETED AND STORED	14,754.00
	LESS: RETAINAGE	0.00
	TOTAL: LESS RETAINAGE	14,754.00
	LESS: PRIOR APPLICATIONS	0.00
	CURRENT PAYMENT DUE	14,754.00

notice this amt.

Company Roswell Mall
Vendor # 2105
Voucher # 4547
Amount 14,754.00
Clerical Check 8999-035 950200
Support Reviewed
Distribution 022-005
Approval (1)
(2)

Ken Nash 9/23/86

TOTAL DUE FOR * INVOICE * 14,754.00

Graham BOSC #3381

MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

REQUEST FOR SURVEY

JOB NUMBER Misc / Hydro

REQUESTED BY:

CITY ENGINEER		WATER RESOURCES	
ASST. CITY ENGINEER-DESIGN.		DEVELOPER	
ASSOC. DESIGN ENGINEER.		DRAINAGE INSPECTOR	✓

PURPOSE OF SURVEY:

STREET DESIGN (CURB & GUTTER)		WATER LINE EXTENSION.	
SANITARY SEWER EXTENSION.		RIGHT-OF-WAY LOCATION	
STORM SEWER EXTENSION		PUBLIC COMPLAINT.	
SANITARY SEWER REPLACEMENT.		CHECK FINISHED GRADES	✓

TYPE OF INFORMATION REQUIRED:

PROFILE		MH RIM-INVERT ELEVATION	✓
CROSS SECTION		FLOOR ELEVATION	
TOPOGRAPHIC	✓	T.C. & FL ELEVATION	
RIGHT-OF-WAY.		LINE AND GRADE.	
PROPERTY SURVEY		STORM INLET INFO.	
PLANE TABLE		TOP FOOTING (BLOCK WALL).	

LOCATION DATA: 7120 WYOMING EAST OF WYOMING - SOUTH OF PINO ARROYO NORTH OF HARPER

SURVEYOR INSTRUCTION: PLEASE SHOOT VARIOUS ELEVATIONS AS SHOWN ON COPY OF GRADING PLAN

CONTRACTOR: INSPECTOR: RICK DUPONT UNIT 93

WORK DATA ATTACHED

FIELD BOOK	Hydro Hope Sewages	PROJECT PLANS	
SUBDIVISION (PLATS)		RIGHT-OF-WAY MAPS	
BENCH MARKS (ACS)		WORK SKETCHES	GRADING PLAN

Richard R. Dick — 7-28-87
REQUESTOR SIGNATURE — DATE

APPROVED: CHIEF SURVEYOR — 07/31/87 DATE

SURVEY WORK DATA:

PRE-DESIGN SURVEYS			CONSTRUCTION SURVEYS			AS-BUILT SURVEYS		
PROFILE	L.F.	HRS.	C & G	L.F.	HRS.	C & G	L.F.	HRS.
X-SECT	SQ.FT.	HRS.	SEWER	L.F.	HRS.	SEWER	L.F.	HRS.
TOPO	SQ.FT.	HRS.	WATER	L.F.	HRS.	WATER	L.F.	HRS.
MISC.		HRS.	MISC.		HRS.	MISC.		HRS.

SURVEYOR'S COMMENTS: 4 hours

David Krumm — 7/10/87
SURVEYOR — DATE

MISC. Hyd.

Hyaring & Harper
Neighborhood
Shopping Center

July 10, 1987

D. KRAEMER
J. DURAN

TA	+	HI	−	INT	Elev
n	13 46	5417 00			5403 54
6				10 06	5406 94
p #1			0 23		
	15 92	32 70			
1				0 72	5431 98
5				1 36	5431 34
p #2			0 83		
	13 05	44 92			
12				0 50	5444 42
11				16 61	5428 81
p #3			15 42		
	2 27	31 77			
#10				3 82	5427 95
2				1 78	5429 99

ASC 6-D-19 Brass Cap

FIN. Floor

TA

TA

TA

TA

FIN Floor

STA	+	HI	−	INT	Elev
		31 77			
# 9				17 86	5414 17
TP # 4			17 98		
	3 88	17 67			
# 3				3 57	5414 08
TP # 5			17 95		
	6 95	6 67			
# 8				8 25	5398 42
# 4				5 92	5400 75
# 7				4 54	5402 13
BM			3 17		5403 30

TA

FIN FLOOR

EOC = 0 04

PLAN/PLATS

ON

FILE

